

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
 PETITION FOR VARIANCE - Chinese *
 Christian Church of Baltimore * DEPUTY ZONING COMMISSIONER
 (1800 Cromwell Bridge Road) *
 9th Election District * OF BALTIMORE COUNTY
 6th Councilmanic District * Case Nos. IX-612 & 95-209-A
 First National Bank of Maryland and *
 Daniel S. Sullivan, Jr. and *
 Trustees - Owners; Chinese Christian *
 Church of Baltimore - Developer *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for consideration of a development plan, prepared by DSSPE-Engineering, and a Petition for Variance for the proposed development of the subject property with a church by Chinese Christian Church of Baltimore. The property, known as 1800 Cromwell Bridge Road, is located on the north side of Cromwell Bridge Road, adjacent to Loch Raven Senior High School and consists of 9.48 acres, more or less, zoned D.R.1. In addition to development plan approval, the applicants seek relief from Section 1801.1.B.1.e of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit ingress and egress to the subject site to be located within the 50-foot residential transition area (RTA) buffer. The subject property and relief sought are more particularly described on the development plan and site plan submitted into evidence as Developer's Exhibit 1 and Petitioner's Exhibit 1, respectively.

It should be noted that this matter originally came before me for development plan approval only on August 19, 1994. During preliminary discussions at that hearing, an issue arose concerning the driveway entrance to this site off of Cromwell Bridge Road. It was suggested that the Developer relocate this driveway entrance to provide better sight distance as well as a safer access point to this property. As a result of

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By

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this suggestion, the Developer relocated access to this site after which it was determined that a variance was necessary. The hearing was then continued to January 19, 1995.

Appearing at the continued hearing on behalf of the Developer were several members of the Chinese Christian Church, including T. J. Huang, Chairman, Joseph Lee, Deacon, David S. Sofsky, Professional Engineer with DSSPE Engineering, and Howard L. Alderman, Jr., Esquire, attorney for the Owners/Developer. As is customary, numerous representatives of the various Baltimore County reviewing agencies attended the hearing. No one appeared in opposition to the development plan or variance relief requested.

As to the history of this project, the concept plan conference for this development was conducted on October 18, 1993. As required, a community input meeting was held at the Loch Raven Senior High School Cafeteria on November 16, 1994. Subsequently, a development plan was submitted and a conference thereon was conducted on July 27, 1994. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on August 19, 1994. As noted above, a continued hearing was held on January 19, 1995 and a second revised development plan was submitted. That plan has been identified herein as Developer's Exhibit 1.

At the preliminary stage of the hearing, I am required to determine what, if any, agency comments remain unresolved. On behalf of the Developer, Mr. Alderman stated that he was unaware of any unresolved issues concerning this development plan. I then asked the representatives of the various Baltimore County reviewing agencies in attendance whether they were aware of any unresolved comments or issues concerning this

to that which was originally submitted on August 19, 1994. The revised plan, identified herein as Developer's Exhibit 1, depicts the relocated access point to this site. This new location has not only increased the sight distance for this property, but also provides a safer access point for this church. However, as a result of the relocated entrance, a variance was determined to be necessary inasmuch as the proposed access road will be located within the 50-foot RTA buffer. The Owner/Developer then filed the instant Petition for Variance.

As to the Petition for Variance, Mr. Alderman raised a preliminary motion that this variance is not necessary. He cites Section 1B01.1.B.1. g.6, as contained on Page 1B-6C of the B.C.Z.R., as authority for this proposition. The requested variance will allow the access road to the subject site to be located within the 50-foot RTA Buffer. Mr. Alderman argued that, pursuant to the Section cited above, a new church is exempt from RTA requirements. I agreed with Mr. Alderman and granted his motion that the requested variance is not necessary.

I find that the proposed improvements on this site are planned in such a way that compliance to the extent possible with RTA use requirements will be maintained and that this development plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential locale. Given this finding and the argument made by Mr. Alderman, the Petition for Variance is not necessary and shall be dismissed as moot.

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing

plan. Testimony and evidence received was that all issues raised within the comments submitted by the various Baltimore County reviewing agencies had been resolved and incorporated within the revised development plan. Lastly, the citizens who were in attendance were asked whether they were aware of any issues or concerns which needed to be addressed. No citizen raised an issue and all indicated their support of the proposed church on the subject property. However, Mr. Charles Rinaudo, a nearby resident of the area, expressed some concern over the potential widening of Cromwell Bridge Road along the subject property. Mr. Rinaudo believes that Cromwell Bridge Road should be widened at this time to help facilitate the flow of traffic in this area. The Developer responded appropriately by indicating that the applicants have dedicated a right-of-way to Baltimore County which will permit the widening of Cromwell Bridge Road at any time in the future. However, it was determined that widening Cromwell Bridge Road at this time is not necessary and that dedicating the right-of-way to Baltimore County is all that is needed at this time. Therefore, this was not an issue that would substantiate denial of this development plan.

As noted above, the Chinese Christian Church first came before me for development plan approval on August 19, 1994. During preliminary discussions at that hearing, an issue was raised concerning the driveway entrance to the church which was proposed at that time to be from another location off of Cromwell Bridge Road. For safety and sight distance reasons, it was suggested that the Developer consider an alternative driveway entrance location to provide a safer access point to this church. Following my request, the hearing was continued to allow the developer time to research this proposal. At the continued hearing held on January 19, 1995, the developer submitted a revised development plan which is far superior

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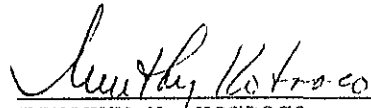
By

held thereon, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 31st day of January, 1995 that the development plan for the Chinese Christian Church of Baltimore, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.1.B.1.e of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit ingress and egress to the subject site to be located within the 50-foot residential transition area (RTA) buffer, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
and Hearing Officer
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

95-209-A
to the Zoning Commissioner of Baltimore County

for the property located at 1800 Cromwell Bridge Road
which is presently zoned DR 1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01, 1B.1.e.

To allow ingress and egress (as required by the Department of Public Works)
to be located within the 50-foot Residential Transition Area (RTA) buffer.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Chinese Christian Church of Balto.
(Type or Print Name)

Signature

10012 Harford Road

Address

Baltimore MD 21234
City State Zipcode

Attorney for Petitioner:

Howard L. Alderman, Jr., Esquire
(Type or Print Name)

Levin & Gann, P.A.

305 W. Chesapeake Avenue, Suite 113

Towson, MD 21204

Signature

Howard L. Alderman, Jr. 321-0600
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s) FIRST NATIONAL BANK OF MARYLAND,
ET AL, TRUSTEES U/W OF WILLIAM S. HART, DECEASED

(Type or Print Name)

By William A. Brown, Vice Pres.
Signature

(Type or Print Name)

Signature

25 S. Charles St. 244-4826
Address Phone No

BALTO. MD 21201
City State Zipcode

Name, Address and phone number of representative to be contacted

DSSPE - Engineering

Name 1286 Jamison Court, Belcamp, MD 21017
Address Phone No (410)893-5110

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates Next Two Months

ALL ☒ OTHER ☐
REVIEWED BY: SA DATE 12-9-94

204



Printed with Soybean Ink
on Recycled Paper

7/24

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Date

By

Chinese Christian Church of Baltimore
1800 Cromwell Bridge Road

95-209-A

PETITION FOR VARIANCE

VARIANCE REQUEST

To permit the principal means of access to and from the site to be located as required by the Department of Public Works and to permit the stormwater management area to be located in accordance with the requirements of the County Code, both located within the 50 foot RTA buffer.

JUSTIFICATION

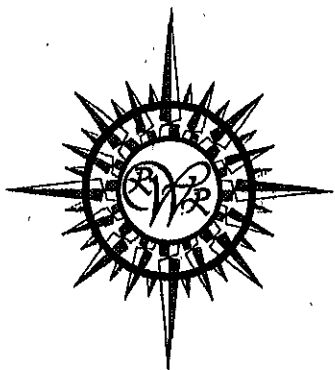
The Development Plan for the referenced project has been reviewed by the Hearing Officer at a public hearing on August 19, 1994. At that hearing the Baltimore County Department of Public Works requested the proposed access driveway be relocated to the eastern property boundary line from its previously proposed location 100 feet west of this boundary. Although the proposed location 100 feet west of the boundary line was determined to be acceptable by the Hearing Officer, the relocation was requested due to the geometrics of Cromwell Bridge Road. The relocation will result in increased sight distance permitting full turning movements in access and egress to the site.

The relocation of the driveway entrance reduces the County's potential problems of enforcement of a restricted "right in-right out" driveway entrance as well as enforcement of the posted speed limits on Cromwell Bridge Road. As a result of this relocation the maintenance of a 100 foot buffer area from the adjacent residentially zoned property is impossible.

The relocation of the driveway entrance generates an undue hardship in terms of complying with the requirements of the Residential Transition Area. The difficulties of the existing geometrics of Cromwell Bridge Road and the tendency of motorists to exceed the posted speed limits are unique to this property in terms of the vertical alignment which creates limited sight distance along the entire property frontage. The relocation of the entrance driveway results from the request of the Department of Public Works.

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204



ROBERT R. WILSON
& ASSOCIATES, INC.

95-209-A

LAND SURVEYORS

P.O. Box 833
2408 Rocks Road
FOREST HILL, MD 21050

PHONE (410) 893-3700
FAX (410) 836-5375

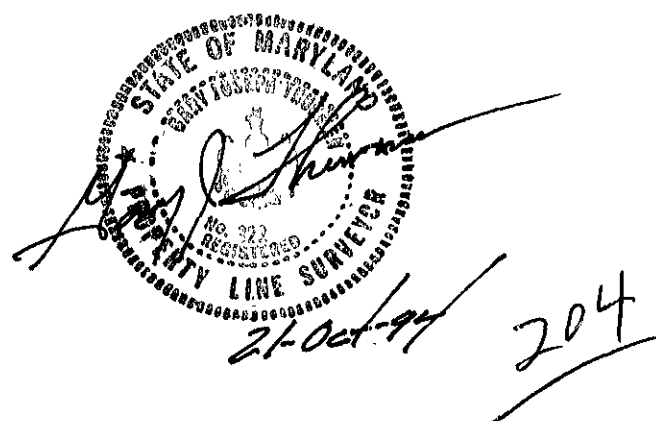
ZONING DESCRIPTION

Beginning at a point on the north side of Cromwell Bridge Road, having a prescriptive right-of-way width of 30 feet at a distance of 354 feet west of the centerline of Oakleigh Road; thence the following courses and distances:

- 1) North 31° 04' 31" West, 225.20 feet; thence
- 2) northwesterly 143.63 feet along an arc of a curve to the left having a radius of 625.00 feet, subtended by a chord of North 37° 39' 21" West, 143.31 feet;
- 3) North 06° 40' 56" West, 242.60 feet;
- 4) North 64° 28' 47" East, 90.22 feet;
- 5) North 71° 42' 13" East, 227.76 feet;
- 6) South 85° 42' 01" East, 98.94 feet;
- 7) North 64° 47' 19" East, 357.27 feet;
- 8) South 23° 35' 08" East, 185.23 feet;
- 9) South 05° 07' 02" East, 15.04 feet;
- 10) South 28° 29' 04" East, 253.63 feet;
- 11) South 61° 03' 02" West, 435.44 feet; and
- 12) South 58° 43' 30" West, 354.43 feet to the point of beginning as recorded in Deed Liber 4991 at Folio 541.

Being the residue of the land taken by inquisition by The Board of Education of Baltimore County, Maryland, a body corporate and politic, and William S. Hart and William S. Hart, Jr., containing 9.448 acres of land, more or less. Also known as 1800 Cromwell Bridge Road and located in the 9th Election District.

J.O. 93113/gjt



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-709-A

District: 9th Date of Posting: 12/16/94
Posted for: Variance - Development Plan Hearing
Petitioner: Chinese Christian Church of Balto
Location of property: 1800 Cromwell Bridge Rd
Location of Signs: Facing road way, on property being zoned
Remarks: _____
Posted by: M. Stentz Date of return: 12/22/94
Signature
Number of Signs: 2

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NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 100 Washington Avenue, Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-209-A

(Item 204)

1800 Cromwell Bridge Road — Chinese Christian Church of Baltimore
N/S Cromwell Bridge Road,
354' W of c/l Oakleigh Road

9th Election District

6th Councilmanic

Legal Owner(s):

First National Bank of Maryland, et al, Trustees
U/W of William S. Hart, Deceased

Hearing: Thursday,

January 19, 1996 at 9:00 a.m. in Rm. 106, County Office Building.

Variance to allow ingress and egress (as required by the Department of Public Works) to be located within the 60-foot Residential Transition Area (RTA) buffer.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

12/235 December 22.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Dec. 23, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec. 22, 1994.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

RECORDED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-207-A

Account: R-001-6150

Item Number 204

Date 12-9-94

Owner: 1st National Bank

(Chinese Christian Church - Contract Purchaser)

Site: 1800 Cromwell Bridge Rd.

			\$	¢
# 020	Commercial Variance	Filing Fee	250	00
# 080	Sign & Posting		35	00

Total \$ 285.00

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For paid by: \$ 250.00 Chinese Christian Church
" 35.00 DSSPE Engineering
Land Development Engineering

01A01H0067MICHRE

\$285.00

70 009*2284712 09-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 204

Petitioner: CHINESE CHRISTIAN CHURCH OF BALTIMORE

Location: 1800 CROMWELL BRIDGE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DSSPE - ENGINEERING

ADDRESS: 1286 JAMISON COURT

BELCAMP, MD. 21017

PHONE NUMBER: (410) 893-5110

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
December 22, 1994 Issue - Jeffersonian

Please forward billing to:

DSSPE Engineering
1286 Jamison Court
Belcamp, Maryland 21017
893-5110

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-209-A (Item 204)
1800 Cromwell Bridge Road -- Chinese Christian Church of Baltimore
N/S Cromwell Bridge Road, 354' W of c/l Oakleigh Road
9th Election District - 6th Councilmanic
Legal Owner(s): First National Bank of Maryland, et al, Trustees U?W of William S. Hart, Deceased

Variance to allow ingress and egress (as required by the Department of Public Works) to be located within the 50-foot Residential Transition Area (RTA) buffer.

HEARING: THURSDAY, JANUARY 19, 1995 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 15, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Continued from 8/19/94

DEVELOPMENT PLAN HEARING

PROJECT NAME: Chinese Christian Church of Baltimore

PROJECT NUMBER: IX-612

LOCATION: 1800 - 1802 Cromwell Bridge Road

ACRES: 9.48

DEVELOPER: Chinese Christian Church of Baltimore

PROPOSAL: Construction of a one-story church building including 72 parking spaces and building conversions for parsonage and storage.

AND

CASE NUMBER: 95-209-A (Item 204)

1800 Cromwell Bridge Road -- Chinese Christian Church of Baltimore

N/S Cromwell Bridge Road, 354' W of c/l Oakleigh Road

9th Election District - 6th Councilmanic

Legal Owner(s): First National Bank of Maryland, et al, Trustees U7W of William S. Hart, Deceased

Variance to allow ingress and egress (as required by the Department of Public Works) to be located within the 50-foot Residential Transition Area (RTA) buffer.

HEARING: THURSDAY, JANUARY 19, 1995 at 9:00 a.m. in Room 106, County Office Building.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: First National Bank of Maryland
Chinese Christian Church of Baltimore
Howard L. Alderman, Jr., Esq.
DSSPE Engineering

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 12, 1995

Howard L. Alderman, Jr., Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No.: 204
Case No.: 95-209A
Petitioner: Chinese Chr. Church

Dear Mr. Alderman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 9, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECEIVED



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #204 - Chinese Christian Church of Baltimore
1800 Cromwell Bridge Road
Zoning Advisory Committee Meeting of December 19, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Ground Water Management

Note #17 on the site development plan attached to petition applies as stated.

JLP:KK:TE:sp

CHINESE/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/05/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
TEL: 870-1105

Re: Property Owners SEE BELOW

LOCATION: DISTRIBUTION SECTION OF DEC. 19, 1994.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IT REFERENCE TO THE FOLLOWING ITEM NUMBERS: 199, 200, 204, 205 AND 206.

RECEIVED
JAN 5 1995

ZADM

PREPARED BY: LT. ROBERT E. SUBERWOLD
Fire Marshal Office, PHONE 887-4621 193-1102F

cc: File




Printed on Recycled Paper

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BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 27, 1994
Zoning Administration and Development Management

FROM:  Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 27, 1994
Item No. 204

The Developers Engineering Section has reviewed the subject zoning item. See our previous comments for this site.

RWB:sw

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Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

12-20-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: Ms. JOYCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: + 204 (JJS)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE	*	BEFORE THE
1800 Cromwell Bridge Road - Chinese		
Christian Church of Baltimore, N/S	*	ZONING COMMISSIONER
Cromwell Bridge Road, 354' W of c/l		
Oakleigh Road, 9th Election Dist.,	*	OF BALTIMORE COUNTY
6th Councilmanic		
	*	CASE NO. 95-209-A
First National Bank of Md., et al.,		
Trustees U/W of William S. Hart	*	
Petitioners		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esquire, Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Tain-Iyue Huang

9818 Hickoryhurst Dr. Balt. MD21236

Kathumi L. Chen

2410 Lampost Lane, Baltimore, MD 21234

Dickens W Warfield

1007 Cowpens Ave 21286

U Rmando

1210 Brook Meadow Ln. 21286

Howard L Alden Jr Esq

Levin & Cann PA

DAVID S. SOFSKY

DSPE ENGINEERING

Kuang-Fu Yang

9531 Hickoryhurst Dr MD21236



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Tain-Lyne Huang
Nelson G. Wong
Joseph C.H. Lee
VICTOR PENG
DAVID SOFSKY

10012 Hartford Rd, Balto MD 21234
"
CCCB, 10012 Hartford Rd, Balto, MD 21234
"
DSS PE - 1286 TAMISON CT.
BELLEAMP, MD. 21017



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on Recycled Paper

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PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Stanley M. Pollack
Gordon D. Frank, Esq.

4604 Copperwood Ln.
Ste 700 210 W. Pennsylvania Ave 21204



PROTESTANT

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

ADDRESS

J. Lawrence Pilson
Michael Grossman
Ervin McDermott

DEPRM
REC & PARKS
OPZ



LANDSCAPE TABULATION

480 Feet of Interior Road + 20 = 504 PU
475 Feet of Adjacent Road + 40 = 515 PU
71 Parking Spaces + 12 = 83 PU
30 Feet of Dumpster + 15 = 45 PU
Total Planting Units Required: 700
Credit for Specimen Trees: 238 (119 x 2)
3" - 29.9" DBH 106

Dumpster and Stormwater Management Screening will be provided using existing landscaping and vegetation except as noted.

SHAW

Evergreen Tree

Specimen Tree
To Be Retained

STEEP SLOPES (>25%)

SYMBOL KEY

Existing 8" Minimum
Anchors Adequate Screening
Is Provided
See Note #1

I certify that I have reviewed this landscape plan, that I am aware of the landscape regulations presented in the Baltimore County Landscaping Ordinance, and that I agree to comply with all applicable regulations and ordinances. I agree to implement this plan within one year of its approval by Baltimore County, or within one year of the initiation of construction, and assure the maintenance and survivability of the material planted for one year.

SIGNATURE OF APPLICANT

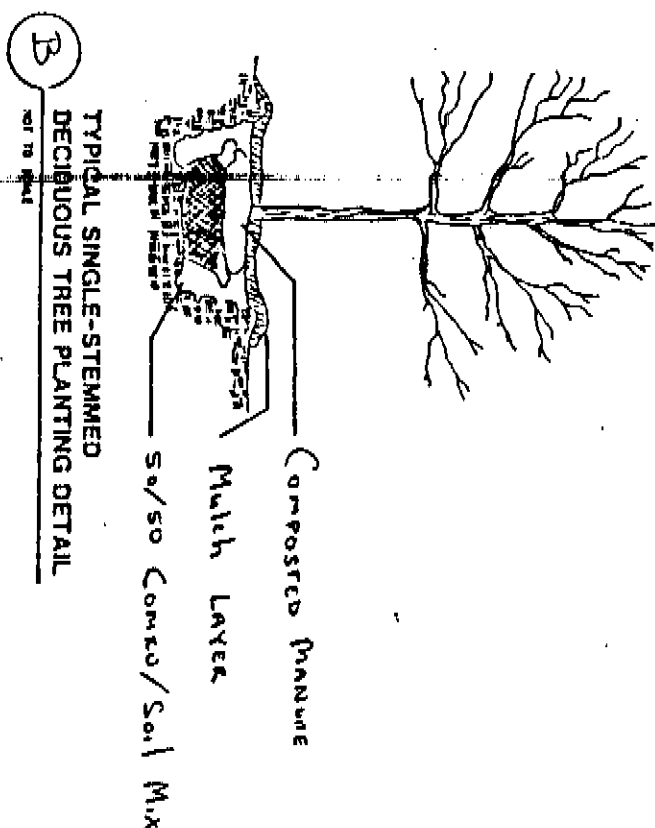
DATE

PRINT NAME AND ADDRESS

PLANT SCHEDULE

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	PU
1	25	Eastern White Pine	Pinus strobus	6'-7'	13.5
2	1	Emerald Green Arborvitae	Thuja occidentalis 'Emerald'	5'-6'	4.5
3	35	Red osier Dogwood	Cornus stolonifera	2'-3'	7

MATCH LINE (SEE THIS SHEET)



TYPICAL SINGLE-STEMMED TREE PLANTING DETAIL

LOCATION MAP

Scale: 1" = 200'

GENERAL NOTES

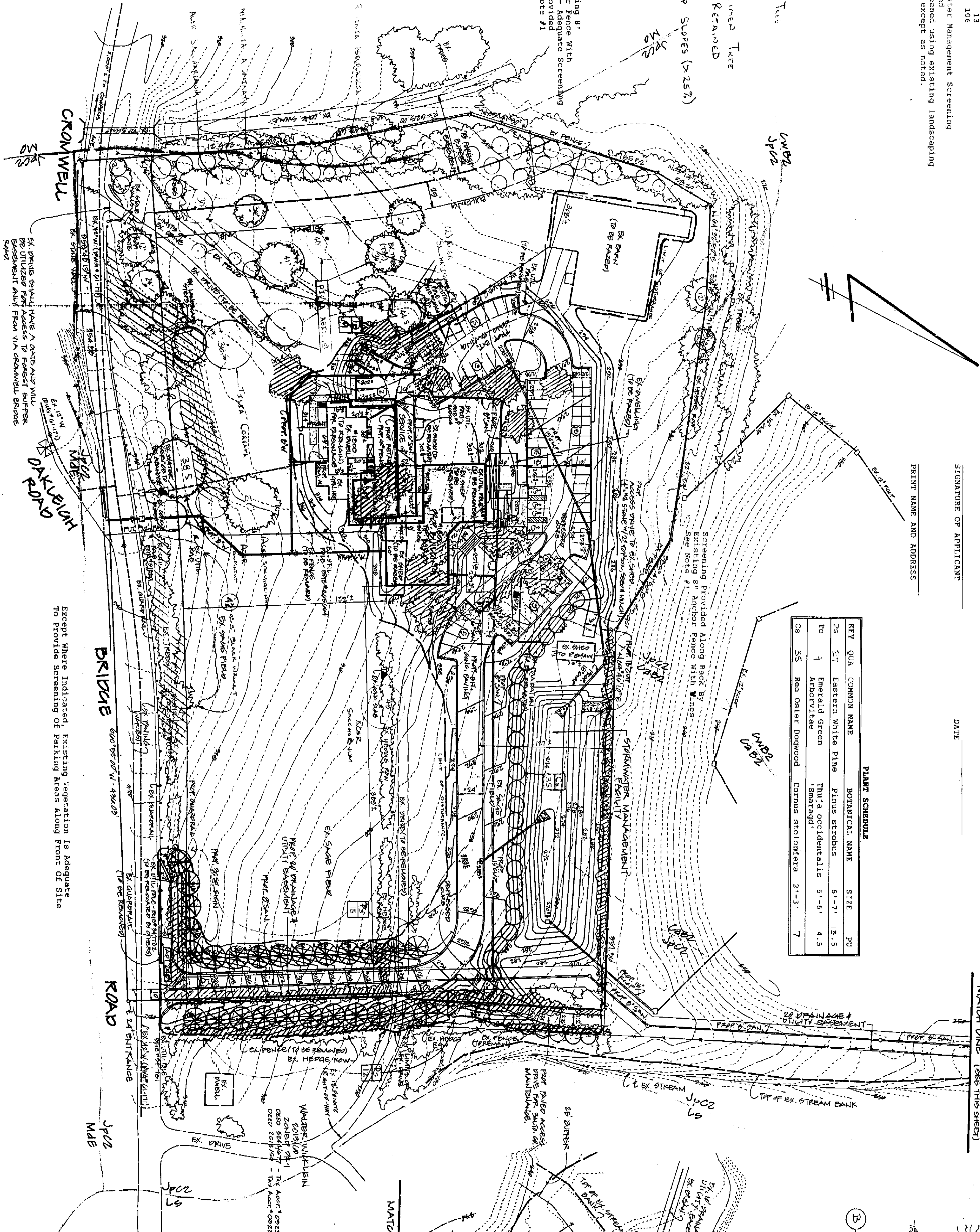
- 1) Anchor fence surrounds that portion of site bounded by Loch Raven High School. Fence is colonized by *Parthenocissus quinquefolia*, *Vitis* spp., *Lonicera japonica* and *Celastrus scandens*. Provide complete screening during the summer months and remove all vines and shrubs during the winter months. Construction of stormwater management will be replaced.
- 2) Along western, southern, and eastern extremes, landscaping and natural regeneration provide excellent visual screening. This vegetation is to remain in place, except where entrance road occurs. Because the site is, at best, 20 feet lower than Cromwell Bridge Road, a 5' Class 'A' screen along the parking area would not provide any greater screening advantage.
- 3) Specimen trees within the construction area which are to remain undisturbed shall be encircled with a fence for protection, not disturb the area within the fence in any manner deleterious to the trees including, but not limited to:
 - a. Running or parking construction equipment
 - b. Construction material or debris
 - c. Soil compaction, water or fire
 - d. Alteration of grades in adjacent areas which will cause drainage to flow into, or to collect in protected areas.
- 4) All existing trees to be removed should be removed in a manner that leaves the tree in a manner that is suitable for replanting. If a tree is damaged during the clearing operation, it must be repaired in an approved manner by a tree expert as soon as final clearing has been completed. After construction is completed, all trees shall be inspected and any damaged trees shall be replaced. Rubbish shall be removed from the site. All backfill shall be clear of building material, stone and rubble.
- 5) All lighting is to be sodium vapor and downward directed. No lighting is to be installed that will allow offsite migration of a directed beam of light.

PLANTING NOTES

- 1) All nursery stock shall conform to American Association of Nursery Stock, publication ANSI Z60.1-1980, latest edition.
- 2) All planting procedures and specifications shall conform to "Landscape Specification Guidelines for the Baltimore-Washington Metropolitan Area, latest edition."
- 3) Existing soil in planting field is to be mixed at a 50:50 ratio of topsoil and native soil.
- 4) In a 12" x 12" hole, each plant at planting with a top dressing of composted manure at a rate of 11-2 shovels/plant. Excess soil is to be formed into a watering ring around the base of the plant.
- 5) Plants are to be well watered at time of planting and as needed thereafter.

EAOM # IX-012

Schematic and Final Landscape Plan for Chinese Christian Church of Baltimore 1800 Cromwell Bridge Road Baltimore county, MD Election District #9



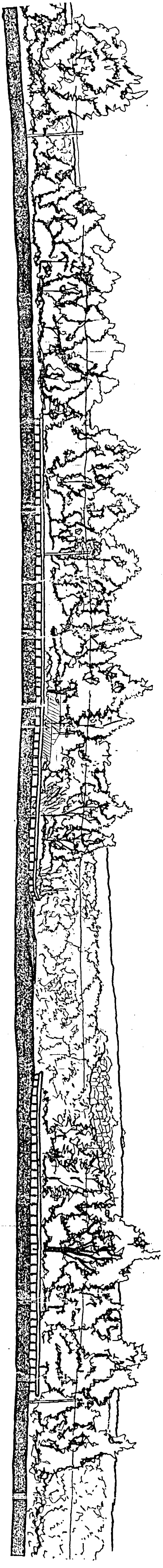
NO.	REVISION	DATE	BY
1	Revised Landscape Plan Elements	1/1/84	SAK

KOLLAR ENVIRONMENTAL ASSOCIATES

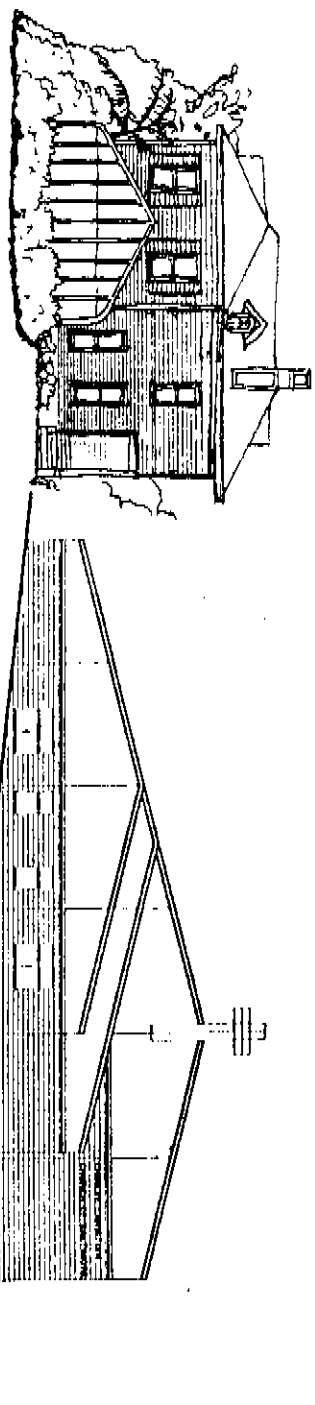
5200 West Hedges Rd.
Pikesville, MD 21132
Phone (410) 336-0300
FAX (410) 336-1931

1/1/84

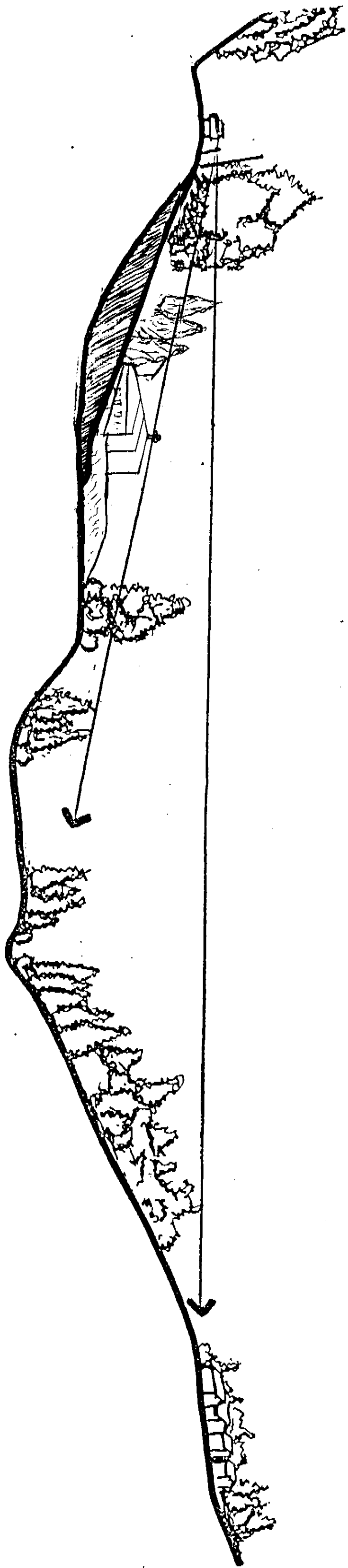
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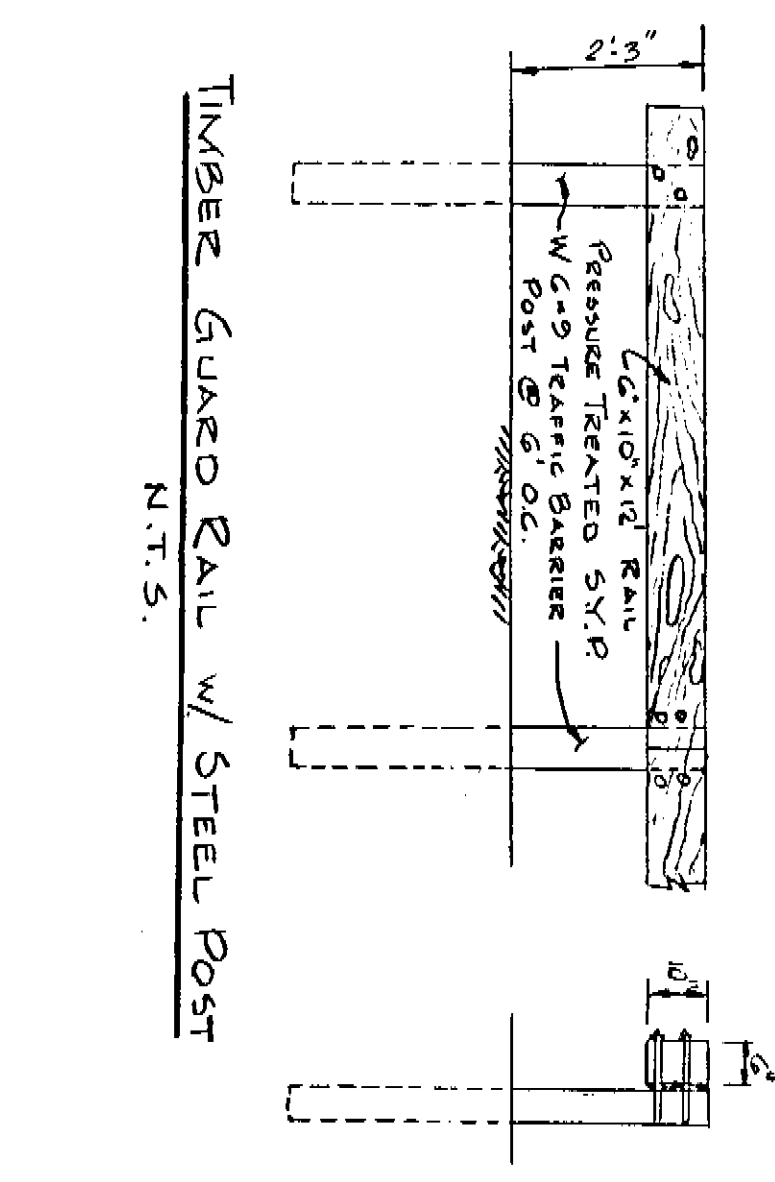
SCENIC VIEW ELEVATION
N.T.S.



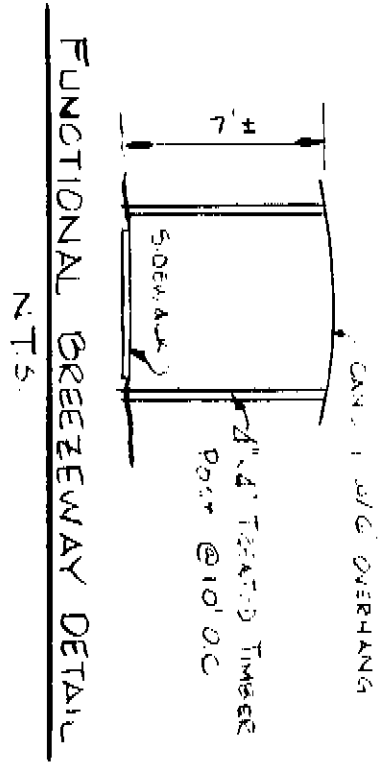
EAST VIEW
N.T.S.



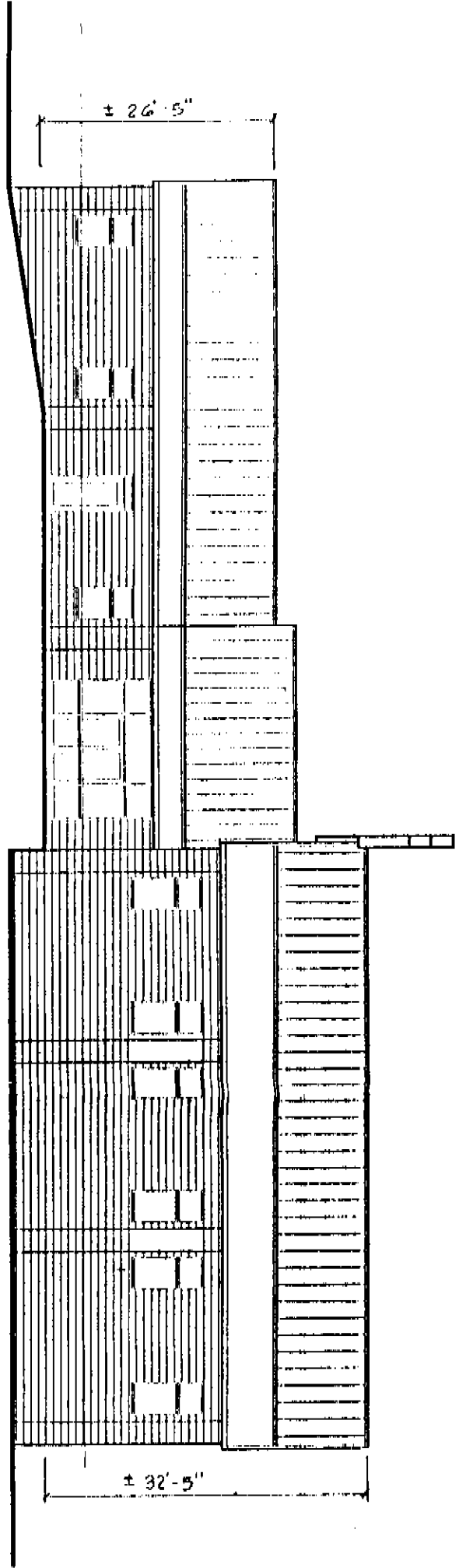
SCENIC CORRIDOR SECTION
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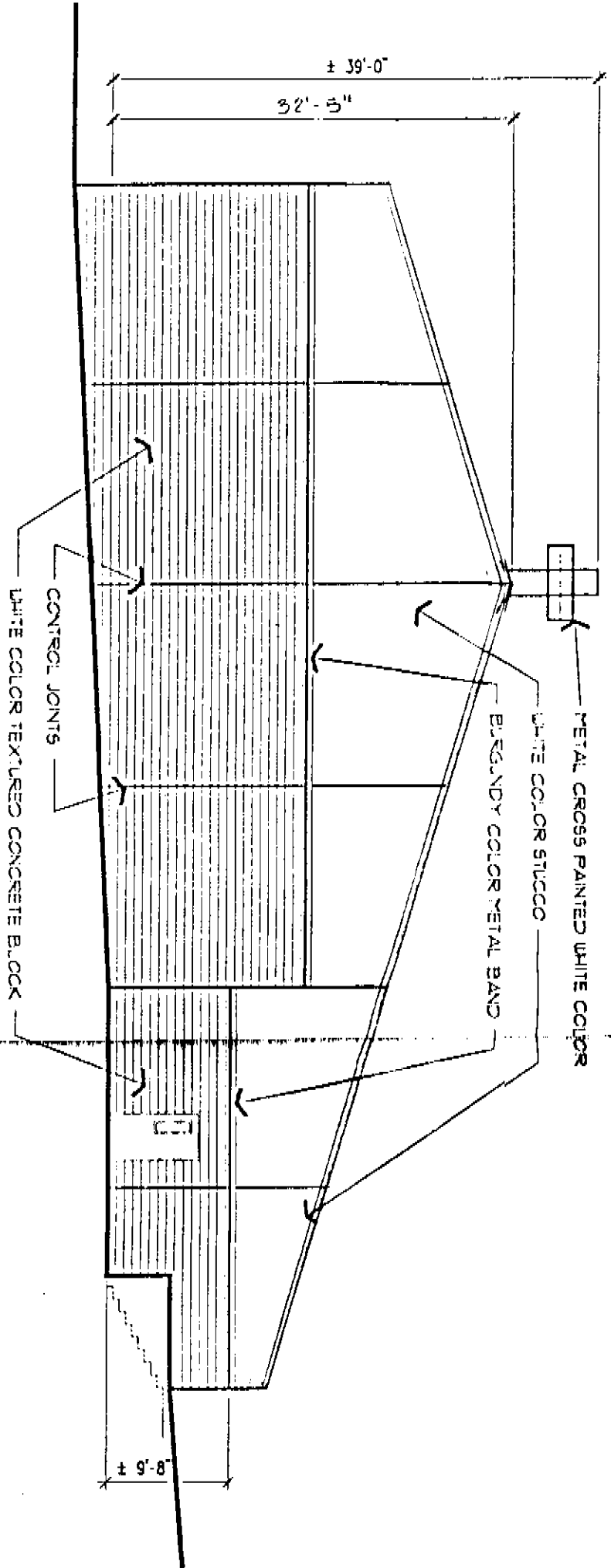
TIMBER GUARD RAIL W/ STEEL POST
N.T.S.



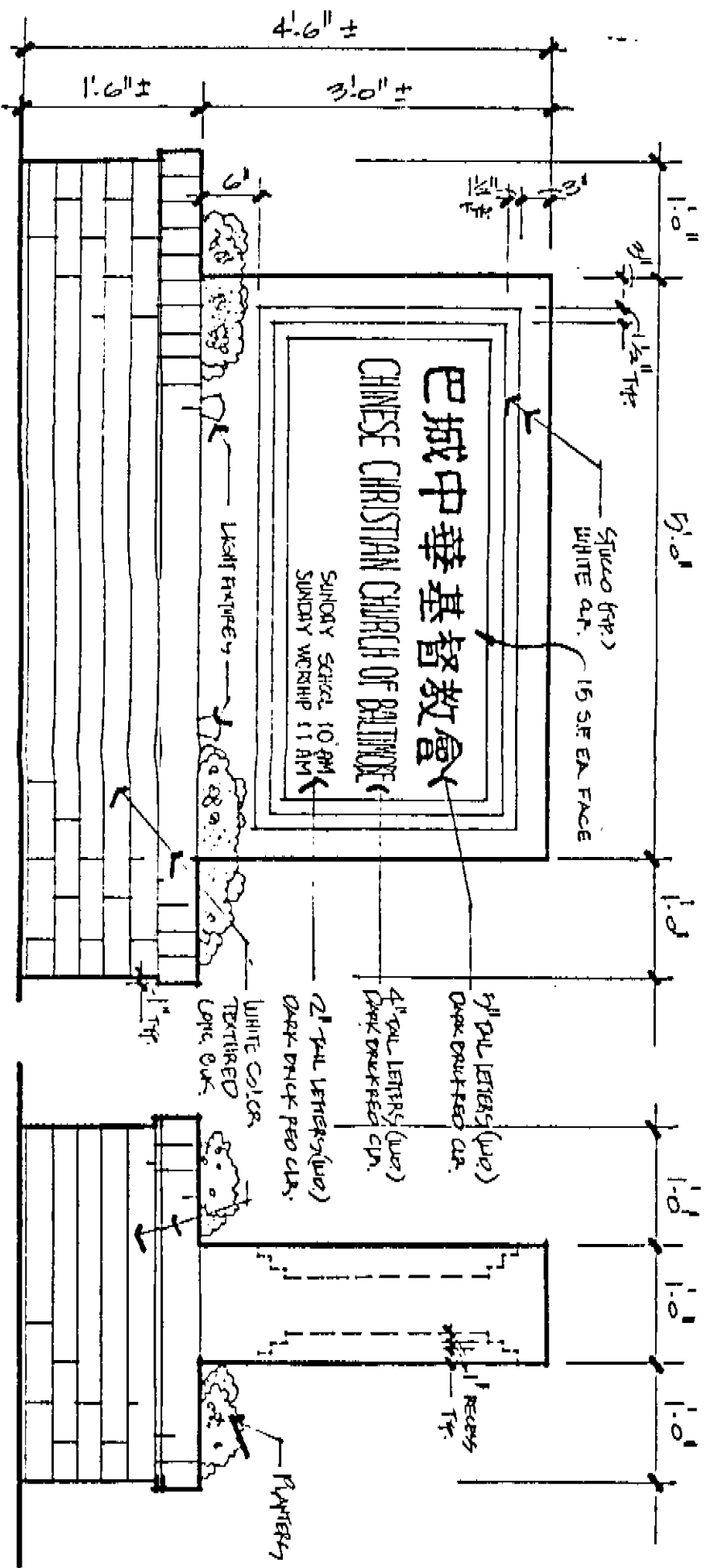
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NORTH ELEVATION

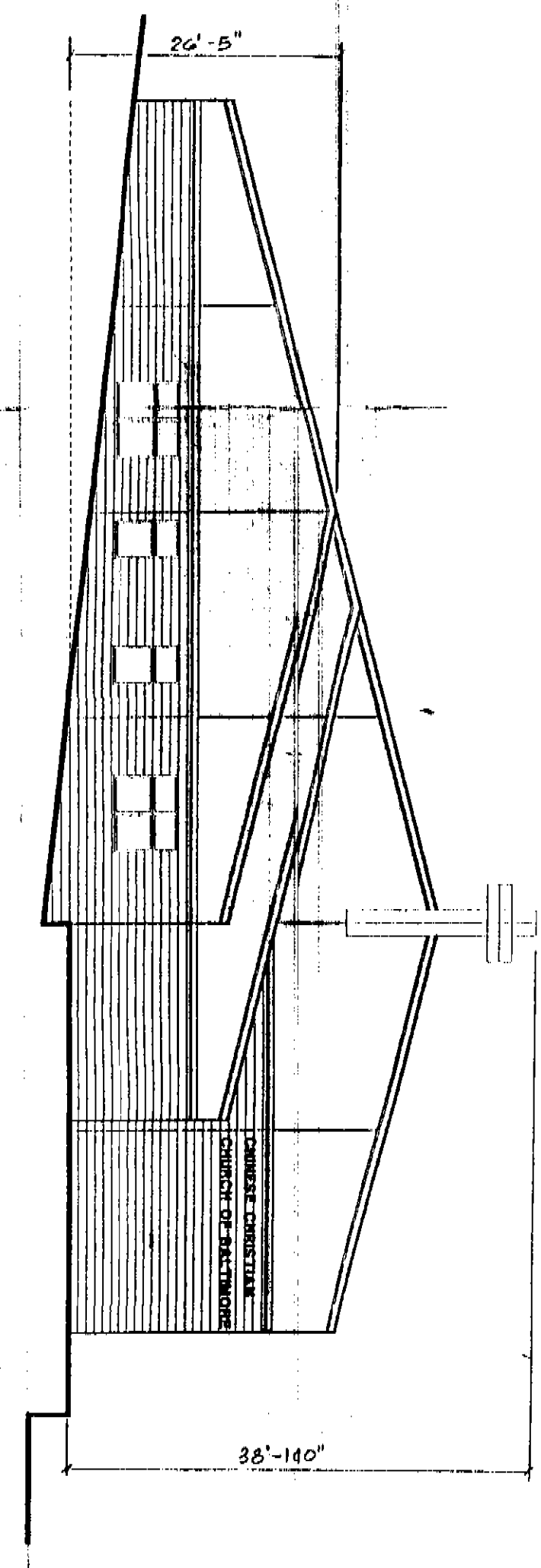


WEST ELEVATION

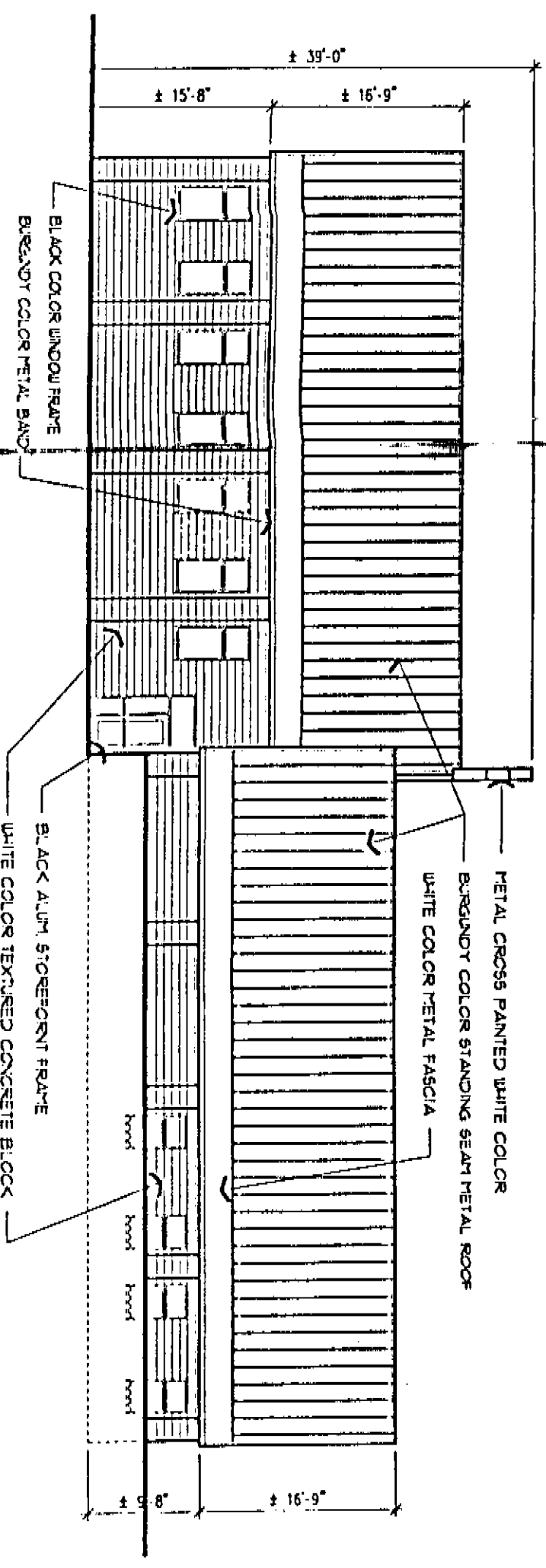


FRONT AND BACK ELEV
CHURCH SKETCH

SIDE ELEV.



EAST ELEVATION



SOUTH ELEVATION

		OWNER :		DEVELOPER :		DSSPE-ENGINEERING	
		FIRST NATIONAL BANK OF MARYLAND AND DANIEL S. SULLIVAN JR. & TRUSTEES 7814 RUXWAY ROAD BALTIMORE, MARYLAND 21204 DEED REFERENCE 8727/715 TAX ACCOUNT #09-08-011880		CHINESE CHRISTIAN CHURCH OF BALTIMORE 10012 HARFORD ROAD BALTIMORE, MARYLAND 21234		RESIDENTIAL • COMMERCIAL • INDUSTRIAL LAND DEVELOPMENT ENGINEERING	
		DATE		BY		1286 JAMISON COURT BELCAMP, MARYLAND 21017 (410)273-6777 (410)272-5565	
		REVISION				ELEVATIONS & SECTIONS	
						PROJECT CHINESE CHRISTIAN CHURCH OF BALTIMORE AT 1803 CHEWELL BRIDGE ROAD ELECTION DISTRICT BALTIMORE COUNTY MARYLAND	
						SHEET NO. 1 OF 1 DATE 10/1/11 DRAWN BY JSS CHECKED BY JSS SCALE 1/8" = 1'-0" FILED NO. 10/1/11 PROJECT NO. 10/1/11 SHEET NO. 1 OF 1 DATE 10/1/11 DRAWN BY JSS CHECKED BY JSS SCALE 1/8" = 1'-0" FILED NO. 10/1/11 PROJECT NO. 10/1/11 SHEET NO. 1 OF 1 DATE 10/1/11 DRAWN BY JSS CHECKED BY JSS SCALE 1/8" = 1'-0" FILED NO. 10/1/11 PROJECT NO. 10/1/11 SHEET NO. 1 OF 1 DATE 10/1/11 DRAWN BY JSS CHECKED BY JSS SCALE 1/8" = 1'-0" FILED NO. 10/1/11 PROJECT NO. 10/1/11 SHEET NO. 1 OF 1 DATE 10/1/11 DRAWN BY JSS CHECKED BY JSS SCALE 1/8" = 1'-0" FILED NO. 10/1/11 PROJECT NO. 10/1/11 SHEET NO. 1 OF 1 DATE 10/1/11 DRAWN BY JSS CHECKED BY JSS SCALE 1/8" = 1'-0" FILED NO. 10/1/11 PROJECT NO. 10/1/11 SHEET NO. 1 OF 1 DATE 10/1/11 DRAWN BY JSS CHECKED BY JSS SCALE 1/8" = 1'-0" FILED NO. 10/1/11 PROJECT NO. 10/1/11 SHEET NO. 1 OF 1 DATE 10/1/11 DRAWN BY JSS CHECKED BY JSS SCALE 1/8" = 1'-0" FILED NO. 10/1/11 PROJECT NO. 10/1/11 SHEET NO. 1 OF 1 DATE 10/1/11 DRAWN BY JSS CHECKED BY JSS SCALE 1/8" = 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IN RE: DEVELOPMENT PLAN HEARING and
PETITION FOR VARIANCE - Chinese
Christian Church of Baltimore
(1800 Cromwell Bridge Road)
9th Election District
6th Councilmanic District
First National Bank of Maryland and
Daniel S. Sullivan, Jr. and
Trustees - Owners; Chinese Christian
Church of Baltimore - Developer

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for consideration of a development plan, prepared by DSSPE-Engineering, and a Petition for Variance for the proposed development of the subject property with a church by Chinese Christian Church of Baltimore. The property, known as 1800 Cromwell Bridge Road, is located on the north side of Cromwell Bridge Road, adjacent to Loch Raven Senior High School and consists of 9.48 acres, more or less, zoned D.R.1. In addition to development plan approval, the applicants seek relief from Section 1801.1.B.1.e of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit ingress and egress to the subject site to be located within the 50-foot residential transition area (RTA) buffer. The subject property and relief sought are more particularly described on the development plan and site plan submitted into evidence as Developer's Exhibit 1 and Petitioner's Exhibit 1, respectively.

It should be noted that this matter originally came before me for development plan approval only on August 19, 1994. During preliminary discussions at that hearing, an issue arose concerning the driveway entrance to this site off of Cromwell Bridge Road. It was suggested that the Developer relocate this driveway entrance to provide better sight distance as well as a safer access point to this property. As a result of

this suggestion, the Developer relocated access to this site after which it was determined that a variance was necessary. The hearing was then continued to January 19, 1995.

Appearing at the continued hearing on behalf of the Developer were several members of the Chinese Christian Church, including T. J. Huang, Chairman, Joseph Lee, Deacon, David S. Sofsky, Professional Engineer with DSSPE Engineering, and Howard L. Alderman, Jr., Esquire, attorney for the Owners/Developer. As is customary, numerous representatives of the various Baltimore County reviewing agencies attended the hearing. No one appeared in opposition to the development plan or variance relief requested.

As to the history of this project, the concept plan conference for this development was conducted on October 18, 1993. As required, a community input meeting was held at the Loch Raven Senior High School Cafeteria on November 16, 1994. Subsequently, a development plan was submitted and a conference thereon was conducted on July 27, 1994. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on August 19, 1994. As noted above, a continued hearing was held on January 19, 1995 and a second revised development plan was submitted. That plan has been identified herein as Developer's Exhibit 1.

At the preliminary stage of the hearing, I am required to determine what, if any, agency comments remain unresolved. On behalf of the Developer, Mr. Alderman stated that he was unaware of any unresolved issues concerning this development plan. I then asked the representatives of the various Baltimore County reviewing agencies in attendance whether they were aware of any unresolved comments or issues concerning this

2

plan. Testimony and evidence received was that all issues raised within the comments submitted by the various Baltimore County reviewing agencies had been resolved and incorporated within the revised development plan. Lastly, the citizens who were in attendance were asked whether they were aware of any issues or concerns which needed to be addressed. No citizen raised an issue and all indicated their support of the proposed church on the subject property. However, Mr. Charles Rinaudo, a nearby resident of the area, expressed some concern over the potential widening of Cromwell Bridge Road along the subject property. Mr. Rinaudo believes that Cromwell Bridge Road should be widened at this time to help facilitate the flow of traffic in this area. The Developer responded appropriately by indicating that the applicants have dedicated a right-of-way to Baltimore County which will permit the widening of Cromwell Bridge Road at any time in the future. However, it was determined that widening Cromwell Bridge Road at this time is not necessary and that dedicating the right-of-way to Baltimore County is all that is needed at this time. Therefore, this was not an issue that would substantiate denial of this development plan.

As noted above, the Chinese Christian Church first came before me for development plan approval on August 19, 1994. During preliminary discussions at that hearing, an issue was raised concerning the driveway entrance to the church which was proposed at that time to be from another location off of Cromwell Bridge Road. For safety and sight distance reasons, it was suggested that the Developer consider an alternative driveway entrance location to provide a safer access point to this church. Following my request, the hearing was continued to allow the developer time to research this proposal. At the continued hearing held on January 19, 1995, the developer submitted a revised development plan which is far superior

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to that which was originally submitted on August 19, 1994. The revised plan, identified herein as Developer's Exhibit 1, depicts the relocated access point to this site. This new location has not only increased the sight distance for this property, but also provides a safer access point for this church. However, as a result of the relocated entrance, a variance was determined to be necessary inasmuch as the proposed access road will be located within the 50-foot RTA buffer. The Owner/Developer then filed the instant Petition for Variance.

As to the Petition for Variance, Mr. Alderman raised a preliminary motion that this variance is not necessary. He cites Section 1801.1.B.1.g.6, as contained on Page 18-6C of the B.C.Z.R., as authority for this proposition. The requested variance will allow the access road to the subject site to be located within the 50-foot RTA buffer. Mr. Alderman argued that, pursuant to the Section cited above, a new church is exempt from RTA requirements. I agreed with Mr. Alderman and granted his motion that the requested variance is not necessary.

I find that the proposed improvements on this site are planned in such a way that compliance to the extent possible with RTA use requirements will be maintained and that this development plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential locale. Given this finding and the argument made by Mr. Alderman, the Petition for Variance is not necessary and shall be dismissed as moot.

Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing

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held thereon, the development plan shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 31st day of January, 1995, that the development plan for the Chinese Christian Church of Baltimore, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1801.1.B.1.e of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit ingress and egress to the subject site to be located within the 50-foot residential transition area (RTA) buffer, in accordance with Petitioner's Exhibit 1, be and is hereby DISMISSED AS MOOT.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

Timothy M. Kotzko
TIMOTHY M. KOTZKO
Deputy Zoning Commissioner
and Hearing Officer
for Baltimore County

TMK:hjs

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 1800 Cromwell Bridge Road
which is presently zoned DR 1

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.1B.1.e.

To allow ingress and egress (as required by the Department of Public Works) to be located within the 50-foot Residential Transition Area (RTA) buffer.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

See Attached

Property is to be posted and advertised as prescribed by Zoning Regulations.
I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Chinese Christian Church of Balto.
Linda O. Conn, P.A.
205 W. Chesapeake Avenue, Suite 113
Baltimore, MD 21204

10012 Harford Road
Baltimore MD 21234

DSSPE - Engineering
1286 Jamison Court, Belcamp, MD 21017
(410)893-5110

25 S. Charles St.
Baltimore MD 21201

205 W. Chesapeake Avenue, Suite 113
Baltimore, MD 21204

1286 Jamison Court, Belcamp, MD 21017
(410)893-5110

25 S. Charles St.
Baltimore MD 21201

205 W. Chesapeake Avenue, Suite 113
Baltimore, MD 21204

Chinese Christian Church of Baltimore
1800 Cromwell Bridge Road
PETITION FOR VARIANCE

VARIANCE REQUEST

To permit the principal means of access to and from the site to be located as required by the Department of Public Works and to permit the stormwater management area to be located in accordance with the requirements of the County Code, both located within the 50 foot RTA buffer.

JUSTIFICATION

The Development Plan for the referenced project has been reviewed by the Hearing Officer at a public hearing on August 19, 1994. At that hearing the Baltimore County Department of Public Works requested the proposed access driveway be relocated to the eastern property boundary line from its previously proposed location 100 feet west of this boundary. Although the proposed location 100 feet west of the boundary line was determined to be acceptable by the Hearing Officer, the relocation was requested due to the geometrics of Cromwell Bridge Road. The relocation will result in increased sight distance permitting full turning movements in access and egress to the site.

The relocation of the driveway entrance reduces the County's potential problems of enforcement of a restricted "right in-right out" driveway entrance as well as enforcement of the posted speed limits on Cromwell Bridge Road. As a result of this relocation the maintenance of a 100 foot buffer area from the adjacent residentially zoned property is impossible.

The relocation of the driveway entrance generates an undue hardship in terms of complying with the requirements of the Residential Transition Area. The difficulties of the existing geometrics of Cromwell Bridge Road and the tendency of motorists to exceed the posted speed limits are unique to this property in terms of the vertical alignment which creates limited sight distance along the entire property frontage. The relocation of the entrance driveway results from the request of the Department of Public Works.



ROBERT R. WILSON
& ASSOCIATES, INC.

75-209-A
P.O. Box 833
2408 Rock Road
Forest Hill, MD 21050
Phone (410) 893-3700
Fax (410) 836-5575

ZONING DESCRIPTION

Beginning at a point on the north side of Cromwell Bridge Road, of 354 feet west of the centerline of Oakleigh Road; thence the following courses and distances:

- 1) North 31° 04' 31" West, 225.20 feet; thence
- 2) northwesterly 143.63 feet along an arc of a curve to the left having a radius of 625.00 feet, subtended by a chord of North 37° 39' 21" West, 143.31 feet;
- 3) North 06° 40' 56" West, 242.60 feet;
- 4) North 64° 28' 47" East, 90.22 feet;
- 5) North 71° 42' 13" East, 227.76 feet;
- 6) South 85° 42' 01" East, 98.94 feet;
- 7) North 64° 47' 19" East, 357.27 feet;
- 8) South 23° 35' 08" East, 185.23 feet;
- 9) South 05° 07' 02" East, 15.04 feet;
- 10) South 28° 29' 04" West, 253.63 feet;
- 11) South 61° 03' 02" West, 435.44 feet; and
- 12) South 58° 43' 30" West, 354.43 feet to the point of beginning as recorded in Deed Liber 4991 at Folio 541.

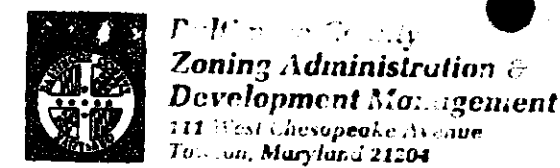
Being the residue of the land taken by acquisition by the Board of Education of Baltimore County, Maryland, a body corporate and politic, and William S. Hart and William S. Hart, Jr., containing 9.448 acres of land, more or less. Also known as 1800 Cromwell Bridge Road and located in the 9th Election District.

J.O. 93113/gjt



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 12/14/94
Posted for: Variance - Development Plan Hearing
Petitioner: Chinese Christian Church of Baltimore
Location of property: 1800 Cromwell Bridge Rd
Location of Sign: Signs and sign on property being zoned &
Remarks:
Posted by: [Signature] Date of return: 12/22/94
Number of Signs: 2



receipt
95-209-A
Account: R-001 6190
Item Number: 204
Date: 12-9-94
Owner: 1st National Bank
(Chinese Christian Church - Contract Purchase)
1800 Cromwell Bridge Rd
020 - Commercial Variance Filing fee 250
080 - Sign & Posting 25
Total \$ 285.00
Cashed Validation
Please Make Checks Payable To: Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec 23, 1994
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Dec 22, 1994

THE JEFFERSONIAN,

A. Henricksen
LEGAL AD - TOWSON

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on Thursday, January 19, 1995 at 9:00 a.m. in Room 106, County Office Building.
Case: 95-209-A (Item 204)
1800 Cromwell Bridge Road - Chinese Christian Church of Baltimore
N/S Cromwell Bridge Road, 354' W of c/l Oakleigh Road
9th Election District - 6th Councilmanic
Legal Owner(s): First National Bank of Maryland, et al, Trustees U/W of William S. Hart, Deceased
Hearing: Thursday, January 19, 1995 at 9:00 a.m. in Room 106, County Office Building.
Variance to allow ingress and egress (as required by the Department of Public Works) to be located within the 50-foot Residential Transition Area (RTA) buffer.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are handicapped accessible; for special accommodations please call 887-3353.
(2) For information concerning the file and/or hearing, please call 887-3391.
12/23/94 December 22

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204, on Thursday, January 19, 1995 at 9:00 a.m. in Room 106, County Office Building.

Continued from 8/19/94
DEVELOPMENT PLAN HEARING
PROJECT NAME: Chinese Christian Church of Baltimore
PROJECT NUMBER: IX-612
LOCATION: 1800 - 1802 Cromwell Bridge Road
ADDRESS: 9.48
DEVELOPER: Chinese Christian Church of Baltimore
PROPOSAL: Construction of a one-story church building including 72 parking spaces and building conversions for parking and storage.

AND

CASE NUMBER: 95-209-A (Item 204)
1800 Cromwell Bridge Road - Chinese Christian Church of Baltimore
N/S Cromwell Bridge Road, 354' W of c/l Oakleigh Road
9th Election District - 6th Councilmanic
Legal Owner(s): First National Bank of Maryland, et al, Trustees U/W of William S. Hart, Deceased
Variance to allow ingress and egress (as required by the Department of Public Works) to be located within the 50-foot Residential Transition Area (RTA) buffer.

HEARING: THURSDAY, JANUARY 19, 1995 at 9:00 a.m. in Room 106, County Office Building.

[Signature]
Arnold Jablon
Director

cc: First National Bank of Maryland
Chinese Christian Church of Baltimore
Howard L. Alderman, Jr., Esq.
DSSPE Engineering

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

January 12, 1995

Howard L. Alderman, Jr., Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Item No.: 204
Case No.: 95-209A
Petitioner: Chinese Chr.Church

Dear Mr. Alderman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on December 9, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

[Signature]
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
December 22, 1994
FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM
SUBJECT: Zoning Item #204 - Chinese Christian Church of Baltimore
1800 Cromwell Bridge Road
Zoning Advisory Committee Meeting of December 19, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Ground Water Management

Note #17 on the site development plan attached to petition applies as stated.

JLP:KK:TE:sp

CHINESE/DEPRM/TXTS8P

TO: FUTURE PUBLISHING COMPANY
December 22, 1994 Issue - Jeffersonian

Please forward billing to:

DSSPE Engineering
1286 Jamison Court
Belcamp, Maryland 21017
883-5110

NOTICE OF HEARING

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CASE NUMBER: 95-209-A (Item 204)
1800 Cromwell Bridge Road - Chinese Christian Church of Baltimore
N/S Cromwell Bridge Road, 354' W of c/l Oakleigh Road
9th Election District - 6th Councilmanic
Legal Owner(s): First National Bank of Maryland, et al, Trustees U/W of William S. Hart, Deceased
Variance to allow ingress and egress (as required by the Department of Public Works) to be located within the 50-foot Residential Transition Area (RTA) buffer.

HEARING: THURSDAY, JANUARY 19, 1995 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
December 22, 1994
FROM: J. Lawrence Pilson, Jr.
Development Coordinator, DEPRM
SUBJECT: Zoning Item #204 - Chinese Christian Church of Baltimore
1800 Cromwell Bridge Road
Zoning Advisory Committee Meeting of December 19, 1994

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Note #17 on the site development plan attached to petition applies as stated.

RECEIVED
JAN 5 1995
ZADM

APPROVED: L. J. ALDERMAN, JR.
FIRE MARSHAL OFFICE, PHONE 887-4621

MARYLAND
RESPONDENCE
DATE: Dec. 27, 1994
Development Management
Chief
ion
Meeting
tion has reviewed
previous comments for this



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: Mr. Joyce Waters
Dear Ms. Winiarski:

Re: Baltimore County
Item No: + 264 (JTS)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2259 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE *
1800 Cromwell Bridge Road - Chinese *
Christian Church of Baltimore, N/S *
Cromwell Bridge Road, 354' W of c/l *
Oakleigh Road, 9th Election Dist., *
6th Councilmanic *
First National Bank of Md., et al., *
Trustees U/W of William S. Hart *
Petitioners * * * * *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-209-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. Denilio
CAROLE S. DENILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of January, 1995, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esquire, Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Tain-Tyue Huang	9818 Hickoryhurst Dr. #14 MD21236
Kathleen R. Chan	2400 Landon Lane, Baltimore, MD 21204
Dickens W. Warfield	1007 Cowpens Ave. 21286
V. Gennardo	1210 Brook Meadows Rd. 21286
Howard L. Alderman Jr. Esq.	Levin & Gann PA
David S. Sofsky	DSSPE ENGINEERING
Kuang-Fu Yang	9531 Hickoryhurst Dr. MD21286

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Tain-Tyue Huang	10012 Harford Rd, Baltimore, MD 21234
Nelson G. Wang	"
Joseph C.H. Lee	CCCB, 10012 Harford Rd, Baltimore, MD 21234
VICTOR PENG	1286 TAYLOR ST.
DAVID SOFSKY	DSSPE - BELLEVUE, MD. 21017

Printed with Soybean Ink
on Recycled Paper

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Stanley M. Pollack	4604 Landon Lane
Gordon D. Frank Esq.	Sta 700 210 W. Penneyhawn Ave 21204

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME	ADDRESS
Lawrence Wilson	DEPRM
Michael Hammer	Rec & Taxes
Erin Haggerty	

This Plan is Sealed and Certified to be in accordance with the Hearing Officer's Order and all agency comments.

95-209-A

